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Confidential Business Opportunity

Established Italian Restaurant & Full Bar | Strong Cash Flow | SBA Eligible

Executive Summary

This is a rare opportunity to acquire a highly successful, full-service Italian restaurant and bar with a proven operating history, strong profitability, and an attractive long-term lease structure. The business has established itself as a popular dining destination, generating approximately **\$1.8 million in annual gross sales** and producing approximately **\$215,000 in Seller's Discretionary Earnings (SDE) / EBITDA**.

Strategically located **north of Downtown Los Angeles in a highly desirable trade area near Glendale and Pasadena**, the restaurant benefits from strong demographics, dense residential neighborhoods, nearby professional offices, and a vibrant dining scene that attracts both local residents and destination diners.

The restaurant features an inviting dining room, a fully equipped kitchen, a complete liquor program with a full bar, outdoor patio seating, and ample customer parking. Its reputation for quality food, exceptional service, and loyal clientele has created a strong foundation for continued growth and profitability.

This opportunity is ideal for an owner-operator, restaurant group, or hospitality investor seeking a turnkey operation with stable cash flow and financing potential through an SBA-backed acquisition.

Highlights

- Annual Gross Sales: Approximately **\$1,800,000**
- EBITDA / Seller's Cash Flow: Approximately **\$215,000**
- Prime Location North of Downtown Los Angeles
- Adjacent to the Glendale and Pasadena Trade Areas
- Full-Service Italian Restaurant
- Full Liquor License and Bar Operations

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- Attractive Outdoor Patio Seating
- Ample Customer Parking
- Established Brand and Loyal Customer Base
- Turnkey Operation with Experienced Staff
- SBA Financing Potential for Qualified Buyers
- Long-Term Lease Available

Location

The restaurant is situated in one of the most desirable dining corridors in the northeastern Los Angeles market. Positioned just north of Downtown Los Angeles and within close proximity to Glendale and Pasadena, the business enjoys excellent accessibility and exposure to a large and affluent customer base.

The surrounding area features:

- Strong household incomes
- Dense residential communities
- Significant daytime employment population
- High traffic counts
- Excellent visibility and accessibility
- Diverse demographic appeal
- Consistent demand for quality dining and entertainment options

This strategic location has helped establish the restaurant as a destination for both local patrons and visitors throughout the greater Los Angeles area.

Facility & Lease

The restaurant occupies a highly desirable location with excellent visibility and convenient customer access. The facility is well-maintained and fully equipped to support current operations.

The current occupancy cost is highly favorable relative to sales volume, with rent of approximately **\$10,500 per month all-inclusive**. Unlike many commercial properties managed by large institutional landlords, the property is owned by an individual landlord who has demonstrated flexibility and a cooperative relationship with the business.

A qualified buyer will have the opportunity to secure a **long-term lease**, providing stability and predictability for future operations and SBA lending requirements.

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Operations

The restaurant offers a diverse menu of traditional and contemporary Italian cuisine complemented by a full-service bar program. Revenue is generated through dine-in service, bar sales, patio dining, takeout, private events, and other ancillary revenue opportunities.

The business benefits from:

- Strong repeat customer base
- Established operating systems
- Trained staff and management structure
- Proven financial performance
- Strong online presence and customer reviews
- Full bar revenue stream complementing food sales

Growth Opportunities

While already performing at a high level, several opportunities exist for future growth, including:

- Expanded catering and private events
- Increased digital marketing initiatives
- Enhanced delivery and takeout programs
- Additional bar promotions and specialty events
- Extended operating hours
- Community partnerships and local sponsorships
- Increased utilization of patio seating for events and seasonal promotions

Ideal Buyer

This opportunity is well-suited for:

- Experienced restaurant operators
- Hospitality groups seeking expansion
- Owner-operators looking for immediate cash flow
- Investors pursuing an SBA-financed acquisition

Financing

The business presents characteristics typically sought by SBA lenders, including strong revenue, documented cash flow, established operations, and lease stability. Seller and buyer cooperation with lender due diligence is anticipated, making this an attractive SBA financing candidate for qualified purchasers.

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Confidentiality

The sale is strictly confidential. Prospective buyers will be required to execute a Non-Disclosure Agreement (NDA) and provide evidence of financial capability before receiving detailed financial statements, lease information, business name, and exact location.

For additional information and a confidential discussion regarding this opportunity, please contact the listing broker.

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